

Notice of Meeting of the Board of Directors
of the Rocky Ridge Properties Owners' Association
Meeting time: 1:30 pm Pacific time on April 25, 2023

Meeting Location: The meeting will be held through the ZOOM online meeting platform. William "Yates" Bauder and/or Justin "Buster" Fenley will participate in the meeting as representatives of the Association by joining the meeting from the Association office at the base of the Rocky Ridge hill. Board members will participate by linking in through the internet from remote locations.

The Zoom link information for the open session portion of the meeting is set forth below. Homeowners are welcome to participate through the Zoom link or by attending in person at the Association office. Homeowners also can join the meeting by dialing in to one of the dial-in phone numbers listed below. Homeowners will be asked to exit the meeting before the executive session.

URL (to join the zoom call, simply copy and paste this URL into your internet browser):

<https://us02web.zoom.us/j/84885163631>

Meeting ID: 848 8516 3631

Dial-in phone numbers (Note: Dial-in participation is less stable than participation through the Zoom URL):

+16699006833,,84885163631# US

+16694449171,,84885163631# US

Agenda

Open Session

(Property Owners are welcome to join)

1. Approval of Minutes of March 28, 2023 Board meeting. *Drafts may be reviewed online at the Rocky Ridge website (<http://www.rr-tahoe-com>).*
2. Property Manager's report. [Yates & Buster]
3. Update as to the damage caused by the winter's snow accumulations on townhouse roofs. Discussion re go-forward strategies, including consideration of the budgetary implications for remediation and repair expenses, and the relative wisdom of pursuing insurance coverage. [Yates & Buster]
4. Update as to efforts to procure property damage insurance for the period following May 15, 2023 [Yates & Buster].
5. Update as to allocation for summer 2023 of buoys and kayak/paddle board spots on the racks at the beach [Yates & Buster].
6. Consideration of the proposed amendment and restatement for the Rocky Ridge Rules and Policies [Matt]. ***[NOTE: The proposed amended and restated rules were circulated to the homeowners as of March 29, 2023 and are available for viewing on the Rocky Ridge website (<http://www.rr-tahoe-com>). In accordance with the applicable provisions of the Governing Documents for the Association (including Section 3.06(c) of the Covenants, Conditions and Restrictions and Section 5.05 of the Bylaws), the proposed rules and policies will become effective on April 29, 2023 unless (a) prior to that date at least 5% of the homeowners duly file objections to the proposed rules and policies and demand a vote of the homeowners with respect to the changes effected by the proposed rules and policies and (b) thereafter a majority of a quorum of the homeowners (i.e., greater than 50% of 50% of the homeowners) duly vote to disapprove the proposed changes.]***

7. Consideration of approval from the board (as the Association’s Architectural Control Committee) of the installation and operation of an air conditioning system proposed for townhouse unit 65.

Executive Session

(limited to board members and property management)

8. Employment issues

Schedule for Future Meetings

The schedule for regular Association board meetings during the 2022-23 board year is as follows (the meeting initially scheduled for April 11, 2023 was rescheduled to April 25, 2023):

| Date | Location | Date | Location |
|------------------------------|---------------|------------------------------|-------------------------|
| November 21, 2022 at 1:30 pm | Zoom platform | May 9, 2023 at 1:30 pm | Zoom platform |
| December 13, 2022 at 1:30 pm | Zoom platform | June 13, 2023 at 1:30 pm | Zoom platform |
| February 21, 2023 at 1:30 pm | Zoom platform | July 18, 2023 at 1:30 pm | Zoom platform |
| April 25, 2023 at 1:30 pm | Zoom platform | September 2, 2023 at 9:00 am | Rocky Ridge beach house |